



# COMMUNITY ZONING APPEALS BOARD 10

Hearing Date: JANUARY 14, 2015

## I The Board took the following action on the items listed below

15-1-CZ11-1	BCJV, LLC Approved With Condition(S) Approve per staff's recommendation with acceptance of proffered covenant.	13-13 CAZB10315	11-54-40
14-11-CZ10-1	JOSE & LILLIAN PEREA Approved Approve Items #2 through #6 and Items #8 through #12 with standard conditions and an additional condition to remove bathroom in accessory structure and limit the use of the structure to a storage facility only. Acceptance of proffered covenant. Withdrawal of request #7 and denial without prejudice of request #1.	13-107 CZAB10115	17-54-40
14-11-CZ10-3	MARIA GONZALEZ-ZAMORA & NOEL ZAMORA Approved With Condition(S) Approve Item #1 with standard conditions and revision of condition #3 requiring that the covered terrace not be enclosed except with screen material. Denial of Item #2 without prejudice.	14-64 CZAB10215	10-54-39
15-1-CZ11-2	FLORIDA POWER AND LIGHT COMPANY Approved With Condition(S) Approve per staff's recommendation with conditions.	14-99 CZAB10415	52-53-39

### COUNTY STAFF ATTENDEES:

DAVID HOPE - COUNTY ATTORNEY'S OFFICE  
 JORGE VITAL - DEPT OF REGULATORY AND ECONOMIC RESOURCES (RER)  
 ROSA DAVIS - RER  
 CLEVELAND THOMPSON - RER  
 THOMAS GOMEZ - RER  
 JORGE UBIETA - PUBLIC WORKS



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**NOTICE**

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.  
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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website ([www.municode.com](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.